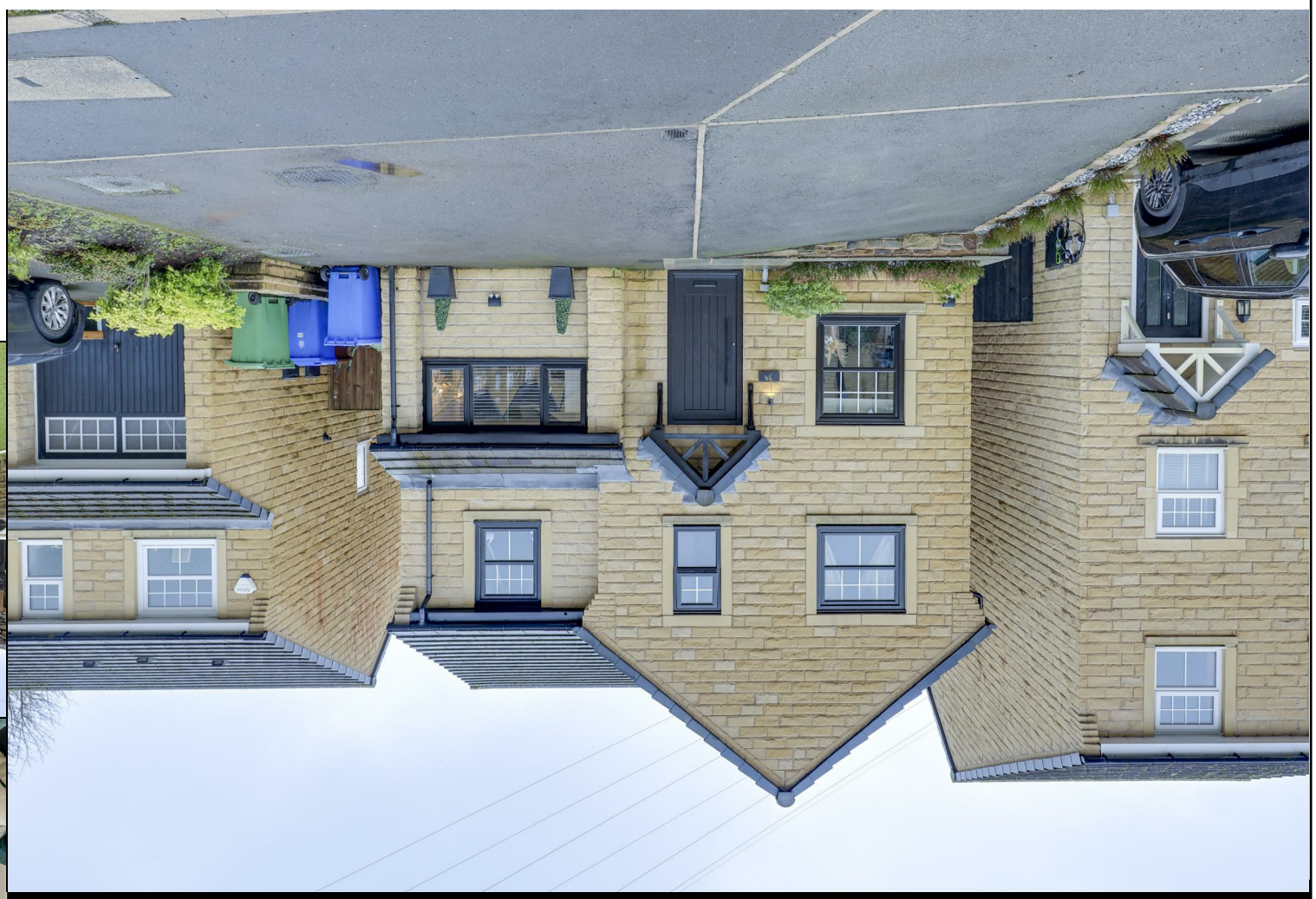
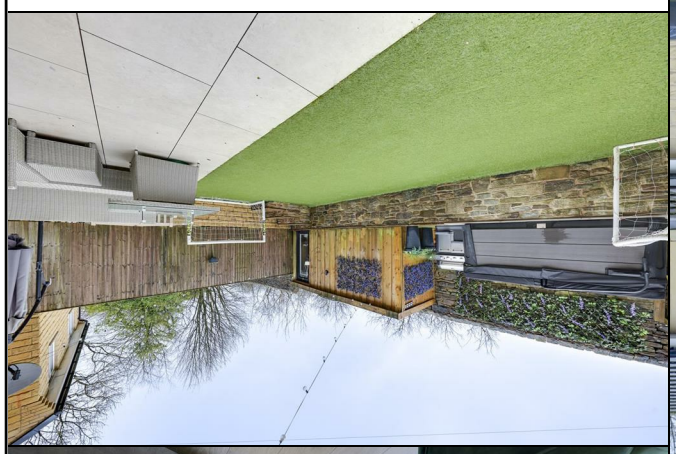
38, Ward Way, Rawtenstall, BB4 6SP

£425,000





- Ward Way, Rawtenstall, Rossendale
- 4 Bedroom, Detached Modern Home
- Beautifully Presented Throughout
- Superb Family Accommodation
- Multiple Receptions, Attic Studio Room
- Landscaped, Low Maintenance Rear Garden
- 3-Car Private Driveway Parking
- VIEWING ESSENTIAL - Contact Us NOW To View

Farrow & Farrow
ESTATE & LETTING AGENTS

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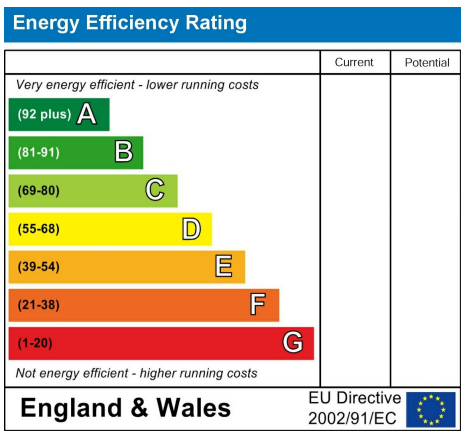
38, Ward Way, Rawtenstall, BB4 6SP

*** NEW *** - This superb, 4 bedroom detached family home offers excellent contemporary living space on a highly sought after, executive residential development. Beautifully presented throughout with excellent styling and décor, this property offers 3-car off road driveway parking, a low maintenance landscaped rear garden & multiple receptions, plus an attic studio room adding further space too - EARLY VIEWING ESSENTIAL - Contact Us NOW To View!!!



Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the autho rity to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Ward Way, Dale Moor View, Rawtenstall, Rossendale is an excellent, 4 bedroom detached home, perfectly designed for modern family living and beautifully presented throughout. Constructed by Taylor Wimpey to a high specification, this property offers an ideal design combined with a convenient location, while being a great example of customisation and additions from the current vendors too.

An attic studio room has been created, with an additional ground floor reception / potential bedroom 5, fitted wardrobes to all 4 bedrooms and a low maintenance landscaped rear garden with a non-overlooked rear. The cherry on the cake here is a 3-car off road private driveway adding great convenience too. This is a superb family home, for which early viewing is most highly recommended.

Internally, this property briefly comprises:
Entrance Hallway with Downstairs WC, Lounge, Kitchen / Dining, 2nd Lounge, Dining Room / Potential Bedroom 5, Utility Room. Off the first floor Landing with Store are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4, Bathroom, Inner Landing with stairs up to the Attic Studio Room.
Externally, to the front of the property is 3-car off road private Driveway Parking and to the rear, is a great low maintenance landscaped rear garden.

Enjoying a convenient location which is close to Rawtenstall centre, this property gives great access to nearby motorway networks, as well as a fantastic range of local amenities throughout Rossendale. Popular local schools are within easy reach, as are open spaces at Whitaker Park within walking distance, while stunning views and open countryside are also just minutes away.

Hallway 16'0" x 6'7"

WC 5'0" x 2'11"

Lounge 11'2" x 15'0"

Kitchen/Dining Room 17'9" x 7'8"

2nd Lounge 9'4" x 7'9"

Dining Room / Potential Bed 5 11'6" x 8'4"

Utility 4'3" x 8'4"

Landing

Bedroom 1 13'1" x 14'5"

En-suite Shower Room 5'8" x 6'3"

Bedroom 2 12'4" x 8'7"

Bedroom 3 10'11" x 7'10"

Bedroom 4 9'11" x 8'8"

Bathroom 5'5" x 6'2"

Inner Landing

Attic Studio 13'0" x 22'5"

Front Driveway

Rear Patio

Rear Garden

Upper Garden Patio

Agents Notes

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